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# C H A P T E R

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## Community Goals

### I. Mission Statement

The Dulles South Area Management Plan will seek to accomodate new growth that incorporates the best qualities of urban and suburban development to create a pattern of self sustaining communities situated and designed to respect the positive features of the existing quality of life and character of the Dulles South community.

### II. Community Goals

***Dulles South will promote an affordable lifestyle*** for residents through compact community designs featuring a mix of housing types, centrally located public facilities and nearby shopping and employment. Design standards will minimize costs and be flexible to accommodate changing trends and development conditions.

***An efficient and safe network of arterial and collector roads will serve Dulles South*** and link the area to adjoining counties, the airport and other major thoroughfares. Public transit service will be provided as part of a comprehensive transportation program for the County.

***Important open space, historic and environmental resources will be protected.*** Stream valleys, existing woodlands, hedgerows, wetlands and other important environmental and historic features will be preserved by clustering development and maintaining substantial open space requirements for new projects.

***Local businesses will employ a variety of residents.*** There will be a balanced mix of manufacturing, resource and service industries to provide job opportunities for various skills. The Washington Dulles International Airport will continue as the major economic focus of the area with steadily increasing operations.

***Appropriate public facilities and utilities will be available.*** Public sewer and water utilities will eliminate health hazards associated with malfunctioning septic tanks. Amenities such as parks, community centers, schools and athletic facilities will be available to meet the needs of all residents.